

**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, JULY 19, 2017  
MINUTES**

**ROLL CALL: 7:00 PM**

**ATTENDANCE:** Chair: Lisa Sadinsky; Commissioner: Thomas Foley, Alternates: Angelo DiMatteo and Michael Johnson and Brian Pudlik, ZEO and Secretary to ZBA  
**ABSENT:** Vice Chair: Joshua Smilowitz, Commissioner: Jared Grise and Donald Neville; Alternate: Todd Doyle.

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, July 19, 2017, at 7:00 p.m., to hear and act on the following petition:

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**#07-17      117 Buena Vista** - Petition of C. Massie requesting a variance to section 177-20(D), Obstructions in Yards. Requesting a maximum +/-3' variance to the 50' building line for the construction of a one-story garage addition per plans on file. **R-10 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Johnson. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. Variance is in character with the surrounding properties.
4. The curvature of the road and expanded right of way in the location of this property create a condition necessitating a variance for the proposed addition, which would not have been necessary if the property were located along a straight section of the road.
5. A building permit must be obtained prior to any construction activity.

**VOTE: 4-0; Voting in favor were Commissioners: Sadinsky, Foley, DiMatteo (seated for Smilowitz), Johnson (seated for Neville)**  
**Opposed- 0**  
**Petition approved.**

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**#08-17      4 Greensview Drive** - Petition of J. O'Connell requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a maximum +/-10' variance to the 30' rear-yard setback requirement for the horizontal expansion of an existing legal non-conforming one-story addition, per plan on file.  
**R-10 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Johnson made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances
2. Variance request is minor and will not adversely impact neighboring properties.
3. Variance is in character with the surrounding properties.
4. The required rear yard setback changed when the R-10 zone was established which put the home out of compliance with the 30 foot requirement in the area where the proposed addition is planned.
5. A building permit must be obtained prior to any construction activity.

**VOTE:    4-0;   Voting in favor were Commissioners:   Sadinsky, Foley, DiMatteo (seated for Smilowitz), Johnson (seated for Neville)**  
**Opposed- 0**  
**Petition approved.**

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- Approval of minutes of the regular meetings held Wednesday, September 21, 2016, December 21, 2016, March 20, 2017 and April 19, 2017, May 17, 2017. No meeting in June. **Postponed.**
- Election of ZBA Officers for 2017. **Postponed.**
- Adjournment. Motion to adjourn. (Motion/Foley; Second/Johnson) Approved 4-0. **Meeting adjourned at 7:40 PM.**